



January 8, 2018

**BUDGET ENCLOSED;
MONTHLY FEE UNCHANGED**

Enclosed is your copy of the 2018 Budget with the "actual" year-end figures. As you can see, the monthly assoc fee is remaining at....

\$370.00

If you are tired of having to remember to send a monthly check, paying for stamps and envelopes, and wish to sign up for the auto pay program, please call 805-569-1121.

**ANNUAL MEETING PLANNED
FOR JAN 11, 2018**

The Annual Membership meeting is scheduled for **January 11, 2108, at 6PM, at the Goleta Valley Community Center** in Old Town, Goleta. A formal notice/proxy was sent separately along with a self-addressed-stamped envelope for your convenience. Even if you plan to attend and if you have not done so, upon receipt, please complete the lower portion and return it to the Association. Your presence at the Meeting will cancel your proxy.

At the Meeting, there will be an election for the Board for 3 positions (two-year term each). If you are interested, please have someone nominate you or you may nominate yourself. If there are more than 3 candidates, a secret ballot will be sent. Currently, those 3 board positions are occupied by Giavanna Ippolito, Howard Lange, and Craig Nicholson. Thank you.

THE GARDENER EXPRESSED THANKS

Jose Soto, the gardener, expressed much gratitude for your generous holiday gift. To all who gave, thank you for your kindness.

ILLEGAL DUMPING COSTING

ASSOC \$\$\$

In the last few weeks, there's been a noticeable increase of illegal dumping at our trash enclosures. Unfortunately, it's costing the Association, meaning everyone directly or indirectly, money to pay for the hauling costs.

Things like appliances, exercise equipment, mattresses, box springs, furniture, electronic waste (TV's, anything with a power cord, etc.), and hazardous materials (batteries, used motor oil, paint cans, etc.) are not to be left at the enclosures. Marborg will not pick up these items.

All e-waste can be taken to Marborg drop off center on David Love Place and the haz mats should be taken to the recycle center at UCSB. At this time, it appears that the County Dump is waiving the fee for mattresses.

If you see someone illegally dump things and can verify their unit #, please report it to the Association. The cost of the hauling will be passed on to that unit. Otherwise, "If you don't report the people who dump, then you will be charged along with everyone else for its removal."

**FUMIGATION OF BLDGS FOR
TERMITES PLANNED FOR MAY / JUNE**

As part of the on-going maintenance, the Association is planning to fumigate several buildings sometime mid-year (perhaps May or June). One of the buildings will be 7634. The fumigation will require all residents in the building to move out for 3 days and 2 nights. While the Assoc will pay for the cost of the

tenting, all owners/residents will be responsible for their temporary relocation and costs. If you rent your unit, please notify your tenants.

PARK ONLY IN A SPACE WHERE YOUR VEHICLE FITS

If you have an oversize vehicle, please be considerate and park in a space or in such a way that those nearby can get in and out of their vehicle as well as can drive in and out of their space. Thank you.

REPORT GUTTER OR DOWNSPOUT PROBLEMS

If and when it rains and you notice a problem with a downspout or gutter, please call 805-569-1121 #204. Thank you.

SMOKING CAUSING ANNOYANCE; PLEASE SMOKE ONLY IN DESIGNATED AREAS

As you know, the Association has installed 2 smoking stations (one by 7606 and one by 7638). Both stations have benches and containers to discard your cigarette butts. For your convenience, there is also a doggie bag dispenser at each location. These areas are specifically designated for our smoking residents. Otherwise, please don't smoke inside your unit, on your patio or balcony or anywhere near your building. Your neighbors appreciate not having to inhale the 2nd hand smoke. Thank you.

CARPORTS FOR VEHICLES ONLY; DO NOT PARK MOTORBIKE & CAR

Your carports are meant for vehicle storage only. It is not an appropriate place to store your bikes, boxes, or other personal belongings. Please do not try to squeeze your motorcycle and your vehicle in the same space. Your vehicle will stick out and will cause a problem for your neighbors trying to get in or out of their parking space. If you have items stored in your carport, please remove them as they might be discarded without further warning.

ASSOC WELCOMES NEW MEMBER

The Assoc would like to welcome its latest member: Mr. M. Ochi.

CHECK FURNACE AND/OR FIREPLACE URGED

To beat the rush, you may want to call the Gas Co. to check your furnace and/or fireplace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit. Having a malfunctioned gas furnace or fireplace can be dangerous and costly.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, Visitors are not permitted to bring their pets into the complex. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.)

must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

**MAINTENANCE CONCERNS?
PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the civil codes, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;
AGENDA ENCLOSED;**

The next monthly Board Meeting is scheduled for **Thursday, January 11, 2018, at 6PMish**, right after the Annual Meeting, at the Goleta Valley Community Center. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

HAPPY NEW YEAR!!!

Prepared by: BARTLEIN & COMPANY, INC.
(805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com

 Bartlein
& Company, Inc.